

9009

The Proof

Unsolicited Testimony of
Men Who Know
The Value and Productiveness of our

Arbuckle Lands

in the

**Sacramento Valley
of California**

**Superior California Fruit
Land Company**

1026 Eighth Street, Sacramento, Cal.

YOUR LOCAL AGENT IS

NELSON REALTY COMPANY
AGENTS
Arbuckle, Cal.

The best proof in the world is an endorsement from the man who purchases after a thorough investigation.

(Copy.)

Arbuckle, Cal., July 13, 1910.

Superior California Fruit Land Company,
Sacramento, Cal.

Gentlemen:

I have just returned from looking over your lands near Arbuckle, and am glad to say that I am more than pleased with the quality of the soil, the crops grown on adjoining lands and the district in general, and am so much pleased that I am today purchasing lot No. 9 of Section 23, being the first purchaser of land from you.

I can say that I saw fine crops of apricots and almonds; also thriving vineyards, and that I saw fine stands of alfalfa and fine alfalfa seed crops, and my honest opinion is, from what I have seen, that your district is a better seed district than we have in Nebraska.

I have made up my mind to plant my entire 20 acres to some commercial fruit or nut crop this coming spring, and at this moment, from seeing the enormous crops of almonds and the prevailing prices for same, think I will plant almonds.

My address is Odessa, Nebraska, and I would be pleased to answer any one desiring information.

Yours very truly,

FRANK S. RICHARDS,
Farmer and Land Owner.

(Copy.)

Arbuckle, Cal., Dec. 2, 1910.

Superior California Fruit Land Company,
Sacramento, Cal.

Gentlemen:

Answering your letter as to how I like California, and Arbuckle in particular, I will say that I am very much pleased with the country, and especially with Arbuckle and the surrounding country. I had purchased 40 acres of your land and found the land much better than I expected to find it, and am well pleased with it.

Yours very truly,

CONRAD S. BROWN,
Formerly of Kearney, Neb.

(Copy.)

Arbuckle, Cal., July 6, 1911.

Superior California Fruit Land Company,
Sacramento, Cal.

Gentlemen:

Having just been out and looked over the Arbuckle almond lands, I think this land is better

adapted for almonds than any other land in California.

I have bought a tract and will plant it to almonds the coming spring. The trees I have just seen that were planted last spring have made a remarkable growth. After looking over the different kinds of fruits, I believe Almonds are the best paying crop.

Yours truly,

(Signed): **FRED BURKEY,**
Elm Creek, Neb.

(Copy.)

Sacramento, Cal., August 18, 1911.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

I arrived in California on August 14th. I went direct to Arbuckle and took a day and a half looking over your lands.

I saw as fine grapes as can be grown in California, several fine almond orchards—all of the trees well loaded with nuts. The properties that were well cared for looked extra fine. Frank Richards' young orchard looks healthy and shows a large growth, and there is over 95 per cent of his trees living. I saw alfalfa adjoining Mr. Richards' almond orchard that is a fine stand.

I found that the soil that has been cultivated to be nice and moist at a depth of four inches from the surface. This property is all or more than I expected to find it. I will plant my 10 acres to almonds next spring.

FRANK COOK,
Amherst, Neb.

(Copy.)

Spokane, Wash., December 1, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

Replying to your request for a statement as to how I am impressed with your land at Arbuckle, California:

In going over same will say I was much pleased with conditions in general, both as an investment and as a place to live. The land lies nice and high, with a slight slope and slightly rolling, which makes it more valuable for fruit and nuts, whichever the buyer chooses to plant.

I find by inquiring around Arbuckle that there is not much land for sale. In cases where it is for sale they ask \$150 to \$200 per acre for valley land. The roads are very good, and plenty of water is to be had by digging at from forty to sixty feet.

On account of the Fair at San Francisco in 1915 it will, beyond doubt, bring a nice increase on this property, or in the event of improving this property

the increase of that alone will warrant a safe investment at the price the lands are now offered.

I have made arrangements to have the Company plant my tract, as I find they can do it cheaper than I could, owing to the fact that horses are so high, together with other expenses involved in planting a tract.

I will be glad to answer any questions one would like to ask, and in closing will say any person who makes an investment in this property will make no mistake.

Yours very truly,

O. W. MILLER,

General Delivery, Spokane, Wash.

Our lands are located in the healthiest district in California, absolutely free from malaria. Read the testimony of the Arbuckle physician, which follows.

(Copy.)

Arbuckle, Cal., June 11, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

Regarding your inquiry concerning the healthfulness of this community, I can testify in the strongest terms. All my life has been spent in this State. I have lived in several sections of it, and I can truthfully say this section is as free from prevailing diseases as any part of it.

Our winters are not cold, and our summers are not exceptionally warm, and we have no malaria excepting an occasionally imported case. This is due to our distance from any mosquito-breeding water.

Yours very truly,

E. K. WARD, M. D.,

Resident Physician at Arbuckle.

We advocate the planting of Almonds as a crop that will bring the largest and surest results to our purchasers and settlers.

The following letter from Mr. J. P. Dargitz, the leading almond grower in California, is an endorsement that money cannot buy—one that is given on merit alone.

(Copy.)

Sacramento, Cal., June 21, 1911.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

Being a practical almond grower, and also being acquainted with the almond districts of California and with the almond marketing question through

the California Almond Growers' Exchange, I am free to say that I think there is an encouraging future for almond growing in the vicinity of Arbuckle. With orchards that have been bearing for several years giving good practical results, I see no reason why almond growing should not be quite profitable in that locality. The elevation of your lands is sufficient to give a much desired protection against frosts from the fact that cold air can drain off from this elevated section to the lower lands lying adjacent.

With regard to the future of the almond industry the average consumption of almonds for the last twelve years in the United States have been about 7,500 tons. Of this amount California has averaged 1,800 tons, and the average importations from Europe in the same time have been 5,500 tons. There is no question about a growing demand for the almond as an article of food, and the large importations show that there should be a steadily growing market for a generation to come for California almonds.

The organization of the California almond growers means that the ruinously low prices of former years are not apt to recur, and it is believed that fairly remunerative prices may be expected from this time on.

Yours very truly,

J. P. DARGITZ,

Secretary and Manager California Almond Growers' Exchange.

Another proof that our lands are especially adapted to Almond culture, from an expert who has years of experience, and who is backing his statements with his money and knowledge by purchasing 100 acres for planting.

(Copy.)

Fair Oaks, Cal., June 4, 1911.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

Have just returned from my second visit to Arbuckle for the purpose of investigating the conditions pertaining to the culture of almonds. I can see no reason why your proposition is not one of the best. Soil and climatic conditions are ideal. I am familiar with the raising of this nut, having been for nearly ten years in the business. To show that I have faith in the project will, with two or three friends, set out about one hundred (100) acres next spring.

There is nothing to prevent making Arbuckle a fine almond district, increasing values of property generally three to five hundred per cent over present values.

Yours respectfully,

(Signed): C. E. MEADER,

Secretary Fair Oaks Almond Growers' Association,

Our lands are endorsed by the Bank of Arbuckle, as shown by the following letter from its cashier.

(Copy.)

Geo. C. Meckfessel,
Pres.

C. R. Morrison,
Vice-Pres.

J. E. Cain,
Cashier.

BANK OF ARBUCKLE.

Arbuckle, Cal., August 25, 1911.

Mr. George X. Fleming, President
Superior California Fruit Land Company,
Sacramento, Cal.

Dear Sir:

I went over your lands, known as the "Hyman Tract," with Mr. C. E. Meader of Fair Oaks, who claims to be an almond expert. He told me that every condition was there for the perfect growth of almonds. I saw young almond trees that looked perfectly healthy and vigorous, and feel that this is a good almond project. If you will recommend your prospective purchasers to plant almond trees you will be conferring a favor on your buyers and mankind in general.

Yours truly,

(Signed): J. E. CAIN,
Cashier.

Another endorsement from the Bank of Arbuckle by its Vice-President, a man who is a practical farmer, and who is familiar with our lands and the conditions locally.

Mr. Morrisson has one of the most beautiful homes in Colusa County. His 4-year-old Almond trees this year paid \$50 per acre net profit.

(Copy.)

Arbuckle, Cal., June 20, 1910.

Superior California Fruit Land Company,
505 J Street, Sacramento, Cal.

Gentlemen:

I have known the Hyman Tract of land for a long time. The soil is of a sandy loam nature and easy to work. Since the brush and timber were cleared from the land they have been growing wheat, barley and oats. I know of land adjoining the Hyman Tract that has peaches, apricots, Bartlett pears, figs, plums and grapes, and the yield is very good and the flavor of the fruit fine. These trees and vines are grown **without irrigation**. Thorough cultivation is all that is needed. The Hyman Tract is the same class of land, and in my opinion the land is best adapted to almonds and apricots.

Yours very truly,

C. B. MORRISON,
Vice-President Bank of Arbuckle and Farmer.

An endorsement signed by every business house and business man in Arbuckle, without a single exception. This is an endorsement that money could not buy.

(Copy.)

Arbuckle, Cal., June 12, 1911.

Superior California Fruit Land Company,
Sacramento, Cal.

Gentlemen:

We, the business men of Arbuckle, take pleasure in endorsing your subdivision as a part of the Arbuckle almond district.

Arbuckle bids fair to become the best almond district in California. At present it lacks but one thing—that is, People.

We also believe your land to be well adapted to chicken raising, which is a characteristic of the whole Arbuckle district. Almond growing and chicken raising being a benefit to each other, gives the Arbuckle district an advantage that cannot be overlooked.

We put our district ahead of any other district in the Sacramento Valley for natural health conditions. (Signed):

CHARLES G. STINSON, Druggist.
W. D. BAILEY, Bakery and Candy.
J. W. WOODLAND, Furniture.
C. W. KLINE, Harnessmaker.
E. K. WARD, M. D.
J. E. SEATON, Merchant.
WILLIAM FOURTE, Machinery Blacksmith.
R. C. WOOD, Chicken Raiser.
H. J. CHRISTIAN, Barber.
ARBUCKLE AMERICAN, J. P. Hall, Prop.
J. M. BENNETT, Produce Dealer.
A. L. CLARE, Mgr. Garrett & Thomas.
CHARLES K. ATRAN, Justice of Peace.
J. W. FOSTER, Grocer.
HOUCHINS & CRAMER, Butchers.
MOODY DAY, Jeweler.
J. W. STANTON, Ash Hotel.
LINDSAY BROTHERS, Druggists.
J. R. BLACK, Liveryman.
J. W. SANDERS, Garage.
R. C. WEST, M. D.
J. M. PEART & SON, Contracors.
JOHNSON & CO., Hardware.
G. W. WHYBARK, Agent S. P. Co.
H. L. STRICKLER, Hotel.
ED. TOBSON, Well Borer.
A. J. ATRAN, Automobiles and Blacksmith,
T. C. WOOLEY, Fruit and Grain Buyer,

The following letters are from Arbuckle farmers, the men who till the soil, who have a practical working knowledge of our lands, the men who you would go to ask questions of concerning our lands. These are endorsements that are given unsolicited by the men who have made good under the same conditions and on the same land that will affect you.

(Copy.)

Arbuckle, Cal., August 29, 1910.
Superior California Fruit Land Company,
Sacramento, Cal.
Gentlemen:

Referring to your letter, would state I came here two years ago from the lower part of the valley and bought 40 acres of the Reddington ranch at \$60 per acres. I have set out 8½ acres in almonds, 11½ acres in grapes, which will be two years old next spring, and 10 acres in alfalfa. My land is all fenced, and I have a barn 24x36, a good well 68 feet deep, with all the water I can use and the very best, and I am just building my house at the present time. I would not consider an offer of \$200 per acre for my 40 acres, as I don't believe I could better myself any other place.

I live within one mile of your land, and can say that any man can do the same on your land as I have done, as the soil and conditions are just the same.

Yours very truly,

GUSTAV AHLFF,
Arbuckle Farmer.

(Copy.)

Arbuckle, Cal., August 27, 1910.
Superior California Fruit Land Company,
505 J Street, Sacramento, Cal.
Gentlemen:

Answering your letter of the 23d, asking me for a statement of what I feel I have made by my investment, will say I bought my land three years ago at \$50 per acre and am asking \$200 per acre for it at the present time.

I have 20 acres in grapes and 20 acres in almonds, which will be two years old next spring. The growth this season has been wonderful. Moisture can be found anywhere in my orchard or vineyard at four inches. I never irrigate, but cultivate my land at least every ten days. My trees have more than doubled this season in growth. The grapes will be in full bearing at three years, and my almond orchard will be a paying crop at three and full bearing at five years.

Yours very truly,

HARRY BROOKS,
Almond Grower and Orchard Developing Contractor.

(Copy.)

College City, Cal., April 1, 1910.

Superior California Fruit Land Company,

505 J Street, Sacramento, Cal.

Gentlemen:

I will try and give you a true statement of the beautiful tract of level land lying in the southern end of Colusa County. This land is adapted to the growth of grapes, vegetables, alfalfa, almonds, English walnuts, apricots and all kinds of fruit, including oranges and lemons. In the year 1890 the first vineyard was planted in this section. This was a 27-acre tract which produced \$4,000 worth of grapes, awakening the farmers in this district up to the fact that this was a far better income than that derived from the growing of grain, etc. My father and I planted a 37½-acre Muscat vineyard in 1891, and at the end of the third year this was paying a handsome income and has continued to pay a good profit every year up to the present time. An average crop from this vineyard is about fifty-eight tons of dried raisins, which we sold at \$101.50 per ton for the first crop; the second crop of grapes we sold green at \$12 per ton, and this second crop amounted to 120 tons. Just south of this 37½-acre vineyard I have a Thompson Seedless vineyard of 20 acres, and in 1908 I sold the product of this for \$123.50 per ton in the sweat box. Last year, 1909, I sold the crop on the vines at \$15 per ton and the yield was 4½ tons.

Alfalfa has been raised here only in small quantities, but is being more generally planted now than ever before. They harvested three and four crops every season, making an average yield of seven tons to the acre. **This is without irrigation.**

There is no hardpan or bedrock in this land, and all the lands here can be bought at reasonable prices, and within two or three years the money invested can be doubled. Land planted in vineyard ranges from \$200 to \$300 per acre, and orchards range from \$200 to \$500 per acre when offered for sale, which is very rare. The average farm here is 1,000 acres, and what we need is more people who will cultivate the land more intensely. I was born and raised in this district, and can vouch for every statement made herein.

Yours very truly,

W. H. WHITE.

Subscribed and sworn to this 12th day of April, 1910.

J. W. WOODLAND,

Notary Public,

(Copy.)

Arbuckle, Cal., April 13, 1910.

Superior California Fruit Land Company,

505 J Street, Sacramento, Cal.

Gentlemen:

I am mailing you today, as per request, a statement as to the amount of fruit picked from my orchard during the season of 1909; also the number of trees in bearing in my orchard.

As your land adjoins my place for one mile on the west, I see no reason why it should not produce equally as well, the soil being the same. There is no hardpan or bedrock in this section of the country, and the water from the wells is clear and of fine quality for domestic use. This belt in which we are situated is entirely free from killing frosts; in fact, I have never lost a crop of fruit in the fifteen years my orchard has been bearing. Peaches, apricots, nectarines, prunes, almonds, figs and grapes do exceptionally well here. English walnuts, oranges, lemons, olives and all semi-tropical fruits thrive and bear well in this locality. I have orange trees on which there are ripe fruit and which are in full blossom at the present writing. All fruits in this locality ripen from seven to twenty-one days earlier than in the southern part of the State, giving those who wish to ship their fruits green the benefit of the early market. Wheat, barely and oats produce well in this section of the country, and are the staple crops. My apricot orchard contains about 700 trees and bore ten tons of green fruits in 1909, which was considered a light crop; for the season of 1908 it bore about thirty tons; this season's crop is estimated at twenty to thirty tons.

All plants and flowers are left in the open the year round, and roses are in bloom continuously. One can have strawberries and cream for their Christmas dinner.

Yours very truly,

J. H. BYERS,

Large Farmer and Land Owner.

(Copy.)

Arbuckle, Cal., April 9, 1910.

Statement made to

Superior California Fruit Land Company,

505 J Street, Sacramento, Cal.

This is to certify that I, J. H. Hardy, have 15 acres of planted vines, and from those 15 acres, at 3 years old, I sold \$900 worth of grapes, and as the vines are now older I expect to sell one ton of dried grapes per acre this year, and as the price ranges from \$55 to \$100 per acre you can do your own figuring. I also have the second crop, which averages

four tons per acre, of green grapes left, which I sell to the winery at from \$8 to \$13.50 per acre.

I also have 5 acres in alfalfa that I cut two crops per year and pasture the balance of the year.

I also have English and French walnut trees growing on my place. I have sold \$8 worth of nuts from two young trees.

All the above I have growing on my place without irrigation.

J. H. HARDY.

Subscribed and sworn to this 9th day of April, 1910.

J. W. WOODLAND,
Notary Public.

(Copy.)

Arbuckle, Cal., August 27, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

In answer to your letter in regard to my land, would say that I bought my land three years ago at \$75 per acre, and am planting same to almonds, and I believe that in five years it will be worth \$500 per acre.

I have been over the country to a large extent, and consider the land south of Arbuckle, which you are now subdividing and putting on the market, the best almond and grape land I have ever seen.

I had a patch 30x50 feet of tomatoes that produced 1,000 pounds this year.

Yours truly,

G. S. BROWN,
Contractor and Builder.

An endorsement from a man who has been growing Almonds for over eighteen years. He has had experience and knows. He values his orchard at \$1,000 per acre. It pays him 10 per cent on \$1,500 per acre. Reader, you can make a \$10,000 estate for yourself in three years on 10 acres.

(Copy.)

Arbuckle, Cal., June 13, 1910.

Superior California Fruit Land Company,

505 J Street, Sacramento, Cal.

Gentlemen:

Complying with your request I wish to state that I planted my almond trees eighteen years ago; set them 24 feet each way, and planted the Hatch variety—I X L, Nonpareil and Ne Plus Ultra. After the first three years they have not failed to bear. As the trees grow larger, of course, I get more almonds. Two years ago they netted me \$150 per

acre; last year \$100, and this year about \$200 per acre. I value my orchard at \$1,000 per acre.

The Hyman Tract, one mile south of me, is equally as good as the land here for almonds, and it is the best kind of tree land. Thirty years ago it was covered with brush and trees. It is the same class soil right down to water. The more thoroughly you cultivate your land the faster your trees will grow. Almond trees will double in size in three or four years and also in value. We commence gathering our almonds the 10th of August and have until November to harvest them in.

I contracted my almonds this year in June for the three varieties at an average of 13 cents a pound, and they are contracting now for 16 and 17 cents a pound. My trees will average from forty to fifty pounds this season, so you can figure this for yourself. The trees run about sixty to seventy to the acre.

Yours very truly,

C. H. LOCKE,

Farmer and Almond Grower.

(Copy.)

Arbuckle, Cal., August 23, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

I received your letter of the 24th, and will immediately answer it.

I am a strong advocate of this district, and am glad to write you of my success. I bought 80 acres of land four years ago at \$60 per acre. Since that time I have set out 10 acres in grapes and almonds and sowed 30 acres to alfalfa. The back 40 acres I am still raising wheat and barley on.

I would not consider an offer of \$300 per acre for my improved 40 acres, and have been offered \$100 per acre for the back 40 acres. I have a small house and barn on my improved 40 acres and my almonds and grapes will be two years old next spring. I cut 2½ tons of alfalfa per acre, being the first cutting this season.

I am familiar with the land your people are selling, having farmed it for six years, and can say I firmly believe it to be good almond or grape land.

Yours very truly,

A. J. STRONG,

Arbuckle Farmer.

BANK OF ARBUCKLE.

Arbuckle, Cal., July 7, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

As per your request for information in regard to the nut industry of this community, I am sorry

that I cannot give you information to the credit of this land as it deserves.

Each year the acreage that is being planted to almond trees doubles. Since the value of this soil for nut trees has been learned the prospective planters put their orders in six months before the season opens so as to get the varieties they desire.

Almonds thrive on warm, loamy soil, such as we have here, and there are certain varieties sought for that always command a price of 12½ to 14 cents per pound. These are the Nonpareil, I X L and Ne Plus Ultras. The Ne Plus Ultras are used as a pollenizer in planting, putting a row of Ne Plus Ultras between a row of Nonpareils and I X Ls, and continuing this throughout the orchard, in this way increasing the yield of the trees of all the varieties. The Texas Prolific is also used for this purpose, as well as for its product, as it grows a very fine nut.

We have a long season for planting, beginning the first of January and ending the middle of April. These varieties I have mentioned generally bloom in the latter part of March, thereby missing all the early frosts, should we have them. We have one almond orchard located one mile south of Arbuckle, from which the owner has harvested as much as 75 pounds of nuts from one tree, and had a large number of trees produce an equal amount. Almond trees are being used a great deal for driveways, and are a very ornamental as well as a useful tree.

No. 1 stock for planting can be had for prices as follows:

Trees 2 to 3 feet.....	\$180 per thousand
Trees 3 to 4 feet.....	210 per thousand
Trees 4 to 5 feet.....	230 per thousand

So it does not take a fortune to make a good investment, such as an almond orchard. I estimate that there will be 10,000 trees planted around here this season. Most of the orchardists have contracted their crop on the trees, as there is always a big demand for the nuts raised here, as they are very large and nicely flavored.

Almonds require but little cultivation, and, unlike fruit, there is no danger of the birds destroying them or of decay. Almond culture seems to be the coming industry of this valley, as the supply from foreign countries becomes shorter each year and the industry is but in its infancy here.

The English walnut also does well here. They bear in from two to three years, while almonds begin bearing in the second year in moderate quantities.

There is no business that requires so little attention as the nut industry, and it is far more profitable than farming or fruit raising, all of which are very

successful on the lands in and around this district.

I cannot say too much for the nut industry, and one can easily find by experimenting with a few acres that it is deserving of all praise received.

Yours very truly,

W. A. ELLWOOD.

Sacramento Valley lands are the best investment in the world today. They cannot help but increase in value. They make the best homes and yield the largest returns per acre of any lands in the world. Read what the Cashier of the largest and strongest savings bank in the Sacramento Valley has to say. This bank's assets are over \$7,000,000.

Endorsements like these, reader, are given on merit. They cannot be bought and they are not given where there is any question about the productiveness or value of the lands.

(Copy.)

SACRAMENTO BANK.

A Savings Bank.

Sacramento, Cal., July 6, 1910.

Superior California Fruit Land Company,

Sacramento, Cal.

Gentlemen:

A word or two for the future prospects and possibilities of this great valley situated in Superior California: Will say it is only on the eve of the beginning of a great development.

It was but a year or more ago that this valley had but one great financial enterprise in it, to-wit., the Southern Pacific Railroad. Today we have as a rival to that transcontinental railroad the Western Pacific Railroad, which will do a great deal of advertising and in the future a great amount of colonization work, bringing to the State settlers, which is the one thing the valley needs more than anything else. The people working the soil will then have plenty of laborers to handle the products, and the transcontinental railroads (two of them) will afford prompt and efficient transportation to the Eastern markets.

In addition to the Western Pacific we have the Northern Electric, Vallejo Northern and Central California Traction, all interurban electric roads, traversing the immediate sections in and around this city. We further have the Natomas Consolidated, a \$25,000,000 company which has undertaken the task of reclaiming 55,000 acres of rich, fertile ground along the Sacramento, American and Feather rivers.

A Minneapolis concern has undertaken the subdividing and colonization of the Haggin Grant, a tract of land of 44,000 acres immediately south of that which the Natomas Consolidated will reclaim.

On the west of the valley and north of the City of Sacramento the Kuhn Brothers of Pittsburg are building a canal from the Sacramento river for irrigating, subdividing and colonizing 250,000 acres of land.

All these enterprises will effectually advertise the valley, and will bring to us the one thing we need most of all—**People.**

This valley has an abundance of water, two of the largest rivers in the State being located in it. Nature has sloped the land so that after the water has been taken from the rivers to irrigate, the lands can be properly drained. Our climate permits the people to live and work out of doors on an average of 325 days in the year.

There is no question in the writer's mind of the possibilities offered to young men who seek good investments and their future, if they will put into them a little self-reliance, energy and determination.

Yours very truly,

J. M. HENDERSON, Jr.,

Cashier.

Sacramento Valley lands are a good investment. The soil is rich; it is unequalled in productiveness. The climate is all that can be desired. Transportation is close at hand. Good markets are near by. The entire valley is on the eve of the greatest development ever known. Read what a prominent real estate operator of Spokane, Wash., who has been through the Oregon and Washington land developments, has to say to a friend of his. The following is a copy of his letter.

(Copy.)

Seattle, Wash., April 7, 1911.

Mr. C. C. Boak,
Tonopah, Nevada.

My Dear Boak:

Some time ago I promised to write out and give you my views and opinion of the conditions and outlook in Sacramento and Northern California. I spent three weeks in Sacramento, all up and down the valley, and it certainly looks good to me. Business of all kinds is good—better than at any time during the past twenty-five years—and the outlook for the next ten years is very bright.

Sacramento and Northern California have been dormant or sleeping for a great many years, but

three years ago they began to wake up. The cause of it was the building of the Western Pacific. Since that time values have increased at least 200 per cent in Sacramento and the City has grown wonderfully. Acreage hasn't had any such advance, but it is coming very soon.

The Sacramento Valley is three hundred miles long by thirty to fifty miles wide, and contains somewhere between three and four million acres of very fine, fertile land. They produce at the present time fifty million dollars' worth of farm products annually. This land is different from our Eastern Washington soil. They haven't the volcanic ash; it is mostly sedimentary alluvial deposits, rich and deep, and as productive as the famous Nile Valley of Egypt. Irrigation has never been developed as in our State; there are numerous small projects, but very few large ones, due to the fact that all the land has been in private ownership for the past thirty years, and a great deal of it held in large tracts of fifty to two hundred thousand acres. These owners would not go in on irrigation projects, or sell off any of their holdings. They kept it for wheat and stock. Now they are cutting up these holdings into ten and forty-acre tracts, and I believe in the next ten years all of the dry land in that valley will be under irrigation, as they have plenty of water. All they need is some good irrigation promoters to frame up and finance the different projects. There are several hundred thousand acres of swamp or overflow lands. Considerable of this has been already reclaimed by dykes and levees, and it all will be during the next ten years. At present the State is starting to reclaim seven hundred and fifty thousand acres just west of Sacramento, across the river. These reclaimed lands are the richest and the most productive of all, and are worth more than fruit land. Values are very low in comparison with ours. Values will raise from 300 to 500 per cent in the next three years. In fact, the whole valley is in just about the same condition as our Eastern Washington was eight to ten years ago. It is all for sale at a low price and on easy terms, and the newcomers into that country will make the money just as they did in this State. The wonderful growth and development in this State during the past twelve years was started, of course, by the Klondike excitement; then came irrigation, and in 1905 the new railroads coming here doubled and trebled the values and set everybody wild. The same conditions will obtain in California. For the past three years conditions have steadily improved, and now they are on the eve of the greatest railroad development that has ever taken place in California, or on the Pacific Coast for that matter, and Northern California will be the center of all this activity. It is a well know fact that Hill is going into San Francisco from Southern Oregon. Everybody knows

it; so does the Harriman system. For every mile that Hill builds the Harriman people will build two more.

John F. Stevens, formerly chief engineer of the Panama Canal, could see, while down there, the commercial growth of the Pacific Coast upon completion of the canal, and he convinced Jim Hill of it, too, with the result that Stevens quit the canal, went to Oregon and laid the plans for the Hill lines to build south through Oregon into San Francisco. The Harriman people are now building from Fernley, Nev., northwesterly to Susanville, Cal., pushing it as fast as possible. Over another line yet to be constructed they will reach Chico. From Susanville the plans provide for a line north along the eastern border of California through Lassen and Modoc Counties, striking Alturas and Klamath Falls. They also intend building another line from Grants Pass, Ore., southwesterly to Crescent City, then down the coast to Eureka, then connect up with the Ukiah line. Also another line from Red Bluff or Redding to Eureka, through the Trinity Forest Reserve. These are the Harriman plans. They may not do a great deal this year, but the moment Hill gets busy work on all the foregoing lines will be rushed as fast as men and money can do it. No one knows when or how Hill will reach San Francisco, but the logical route would be to strike the upper end of the Sacramento Valley and go down through the entire valley. However, he may go in by Chico.

There are also rumors in the air that the Rock Island will build to the coast. The announcement of their plans will be made some time this year. The St. Louis and S. F. are also figuring on coming west, and the Western Pacific may build branches to Los Angeles and Portland. They already have the main terminus at San Francisco.

In addition to these steam lines there are six new interurban lines being promoted now. One is called the United Properties Company, from Oakland to Sacramento; another by the same company from 'Frisco to San Jose. These are supposed to be Hill lines. Another company will build this year from Sacramento to Lake Tahoe. The roadbed is graded now for miles out of Sacramento. Lake Tahoe is in the mountains one hundred and thirty-two miles east of Sacramento, at an elevation of six thousand feet, is surrounded by snow-capped mountains, and is called the Switzerland of America, and is visited by thousands of tourists annually, and is one of the greatest scenic attractions on the American continent. Another company is now promoting a line from Sacramento north on the west side of the valley to go through Woodland, Arbuckle, Willows, Corning, Tehama, Red Bluff and Redding. Still another company will build from Vallejo north to Sacramento. This will make two more new lines

between San Francisco and Sacramento, and another one from Oakland to Stockton via Antioch. There are two interurban lines running out of Sacramento now, one called the Northern Electric Company, from Sacramento to Oroville and Chico, and that will probably extend to Red Bluff this year. Another, the Central California Traction Company, runs to Stockton.

Now, these new lines won't all build this year, but it is a safe bet they will all be running in five years, so you can see by studying the map that Northern California will be a network of steam and interurban lines before very long. The public anticipates such development. The speculator gets in, he brings the exploiter and promoter; they in turn are followed by the investor and homeseeker, and with the vast amount of money to be spent by the railroads it won't take long to start everybody going to California. They have the railroad construction in sight, the cheapest land on the Pacific Coast—good, fertile land that will produce anything from oranges, lemons and olives to everything that is grown in the temperate zone. They have the California climate, which you know will appeal to 90 per cent of all Eastern people looking for homes on the coast. The name California has more or less magic in it. They really believe it means gold and sunshine. Then they have the benefit of all the advertising the canal and Fair will bring to that State.

It certainly looks good to me for the next five years, for I don't believe the people can be kept out of that State with a gattling gun, and I am going down there about the middle of this month, bag and baggage, to locate and stay there for the next three or four years.

The population of that State will easily double in the next ten years. Sacramento will double and possibly triple in that time. Don't know just where I will locate, though I am going to Sacramento first. After looking around a month or so, may decide to go into some smaller place farther north.

The following are some of the big deals pulled off down there during the past years: 44,500 acres, known as the Haggin Grant, just across the American river, north of Sacramento, sold to a St. Paul crowd that took over the Wagon Road Grant in Central Oregon. (It is the Hill crowd.) They paid \$43 per acre for it and are selling it off in thousand to five thousand acre tracts to speculators for \$75 per acre. They in turn are cutting it up into town lots and ten to forty-acre tracts and reselling for from \$125 to \$250 per acre, and selling it fast.

The Kuhn Syndicate of Pittsburg purchased 56,000 acres north of the Haggin Grant and are reselling that off. They have also purchased several hundred thousand acres up around Willows.

Wenatchee and Twin Falls, Idaho, people bought

large holdings at Willows, and are irrigating about forty thousand acres of it this year and as much more next year.

E. C. Roebuck of Chicago, formerly of Sears, Roebuck & Co., bought 15,000 acres, which he will sell through mail orders from Chicago, with his guarantee back of it that it is O. K.

Frank A. Vanderlip of the National City Bank, New York (the Rockefeller Bank) and W. H. Kierman of Spokane closed a deal last Monday for twelve thousand acres, improved, at Los Molinos, for subdivision purposes.

Walter Soderberg of Nome and associates in 'Frisco bought fourteen thousand acres of dyked land on the Feather river, just south of Marysville. These are some of the large deals, besides thousands of smaller ones.

Vanderlip was banqueted by the Sacramento Clearing House Association last Wednesday, and I will quote you some of his remarks. He said:

"California is to see a greater development in the next five years than it has during the past twenty-four. The cards are set, the tide is this way. I have talked during my trip with the officials of the Southern Pacific, who have assured me that never were such prospects for advancements as California now shows. They are insisting that the company prepare for this wonderful development, etc."

These views will carry lots of weight, and they express my views much better than I can myself. The only thing to do is to get in. There isn't an acre of land in that valley that won't increase from 300 to 500 per cent in the next five years. Oregon will grow and develop, too, but not in the same proportion as California, while this State will remain quiet for the next two or three years. The way it looks to me, it would be foolish for me to remain here while the opportunities look so good down there, and I hope to get away not later than the 20th of this month.

Sincerely yours,

S. M. ARCHIBALD.

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